

# WHITEWATER DRAW FARM

EXCLUSIVE LISTING | ±972 GROSS ACRES & ±732 ACRES IRRIGATED BY CENTER PIVOTS

**LOCATION** N/NEC of Davis Road & Hwy 191 in Cochise County, Arizona

**PRICE** \$4,500 per acre / \$4,374,000

**TERMS** Cash

**SIZE** ±972 Gross & ±732 Acres Irrigated by Center Pivots

**PARCELS** 404-11-087, 404-11-079A, 404-11-079B

**ZONING** RU4

**TAXES** \$6,253.34 (2017)

## COMMENTS

- Farm is located in the fertile Sulphur Springs Valley within the Douglas INA at an elevation of 4,100'.
- Typical crops grown in Cochise County are Pecans, Pistachios, Corn, Cotton, Alfalfa, Dry Beans, Wine Grapes. There is also a vibrant beef cattle industry in Cochise County.
- Farm is irrigated by 6 Zimmatic pivots and 6 wells.
- Douglas INA allows grandfathered water rights to pump as much water as needed. INA does not allow new lands to be developed as irrigated farmland without grandfathered water rights.

Click here to view the [Water Rights](#)

Click here to view the [Soil Report](#)

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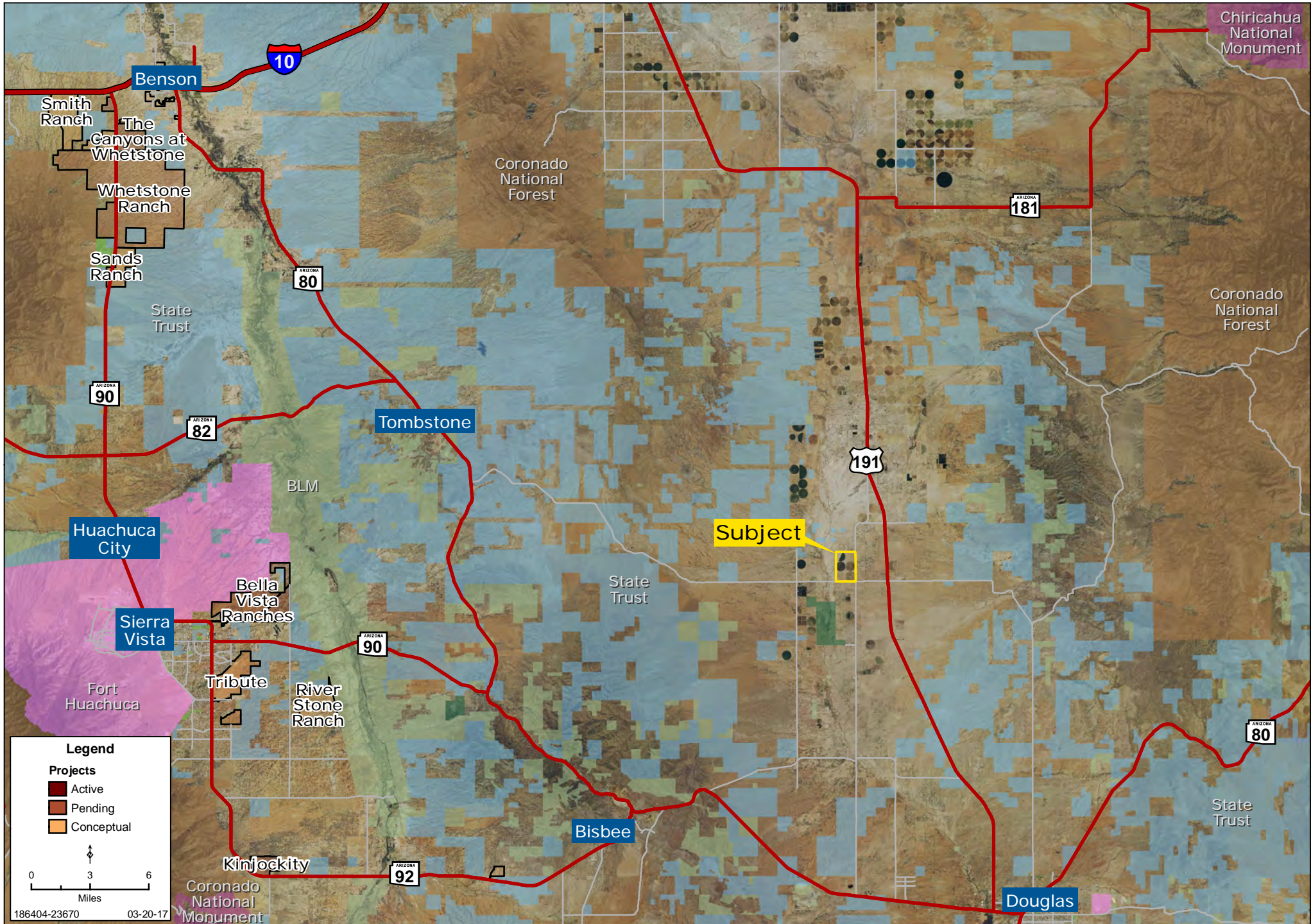
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# REGIONAL MAP

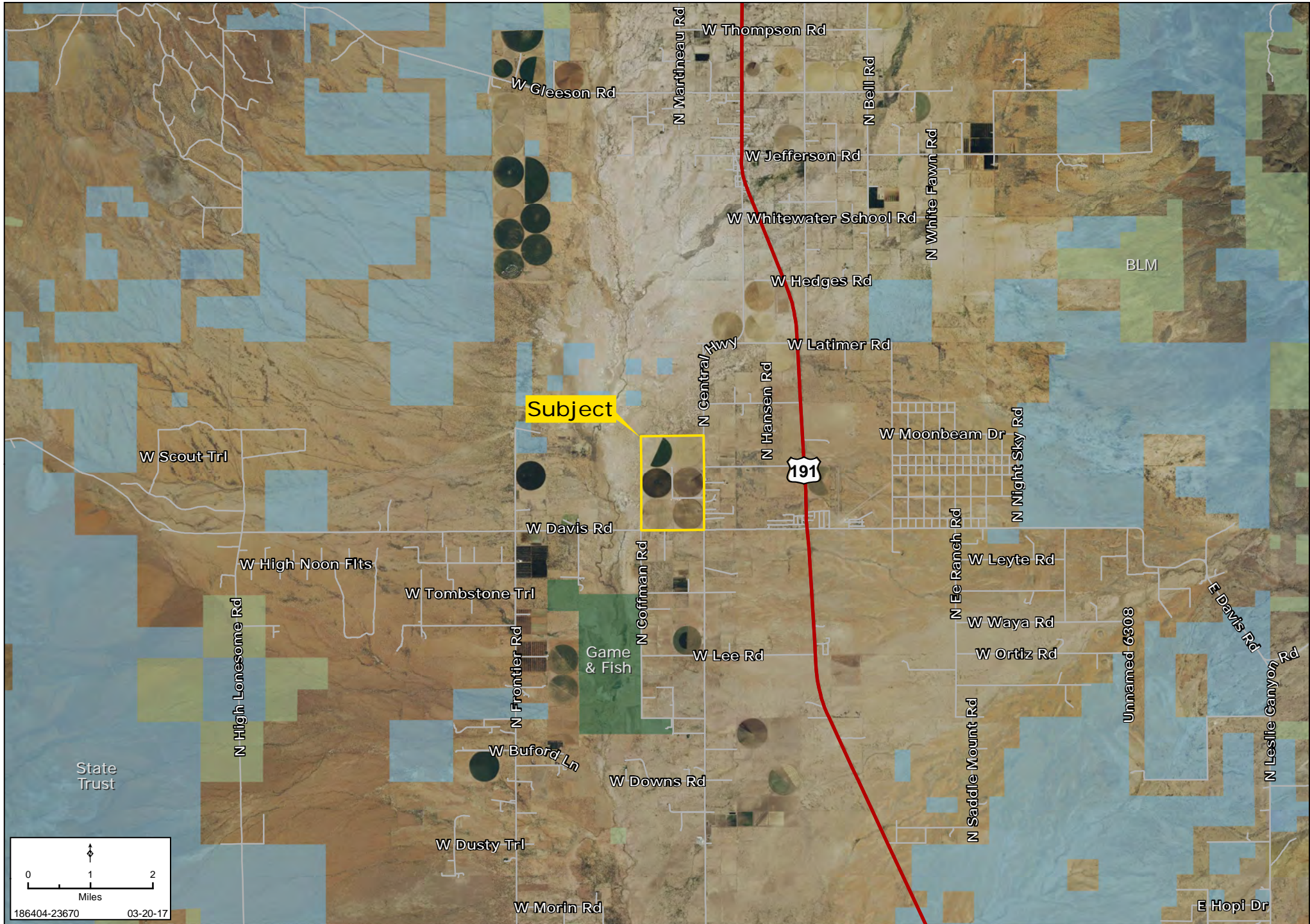
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# SURROUNDING AREA MAP

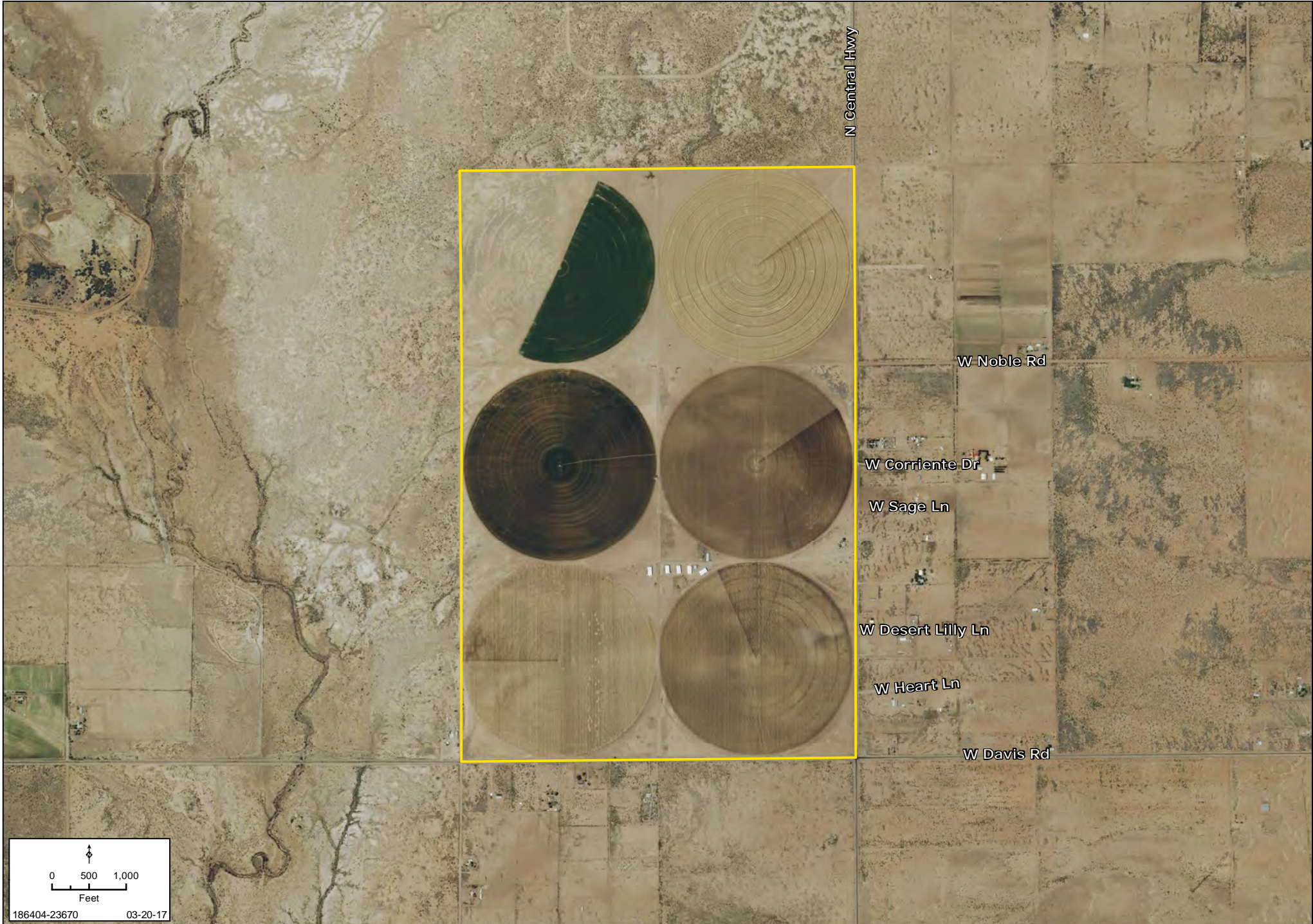
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# PROPERTY DETAIL MAP

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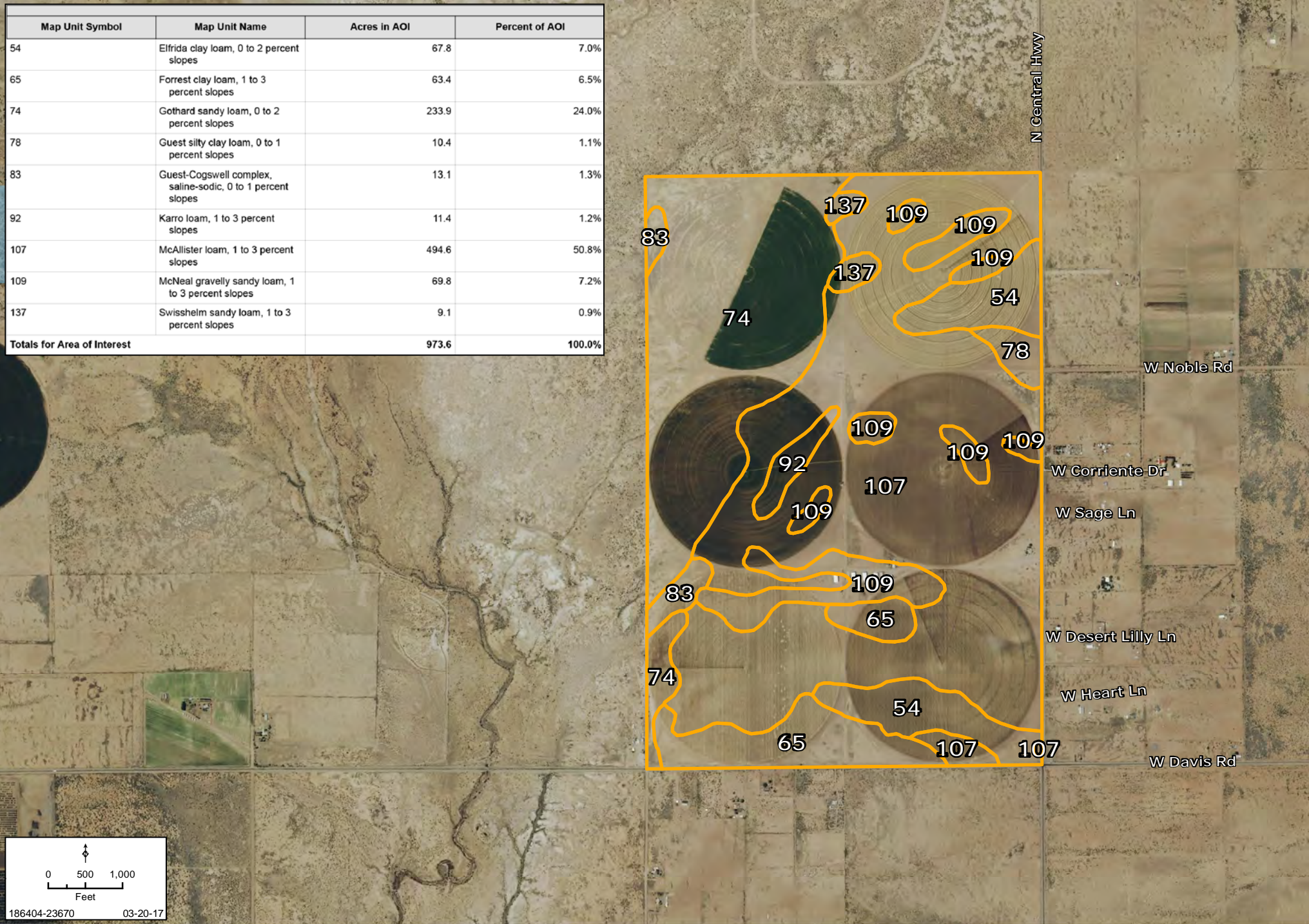
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# SOIL MAP

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
54	Elfrida clay loam, 0 to 2 percent slopes	67.8	7.0%
65	Forrest clay loam, 1 to 3 percent slopes	63.4	6.5%
74	Gothard sandy loam, 0 to 2 percent slopes	233.9	24.0%
78	Guest silty clay loam, 0 to 1 percent slopes	10.4	1.1%
83	Guest-Cogswell complex, saline-sodic, 0 to 1 percent slopes	13.1	1.3%
92	Karro loam, 1 to 3 percent slopes	11.4	1.2%
107	McAllister loam, 1 to 3 percent slopes	494.6	50.8%
109	McNeal gravelly sandy loam, 1 to 3 percent slopes	69.8	7.2%
137	Swisshelm sandy loam, 1 to 3 percent slopes	9.1	0.9%
<b>Totals for Area of Interest</b>		<b>973.6</b>	<b>100.0%</b>

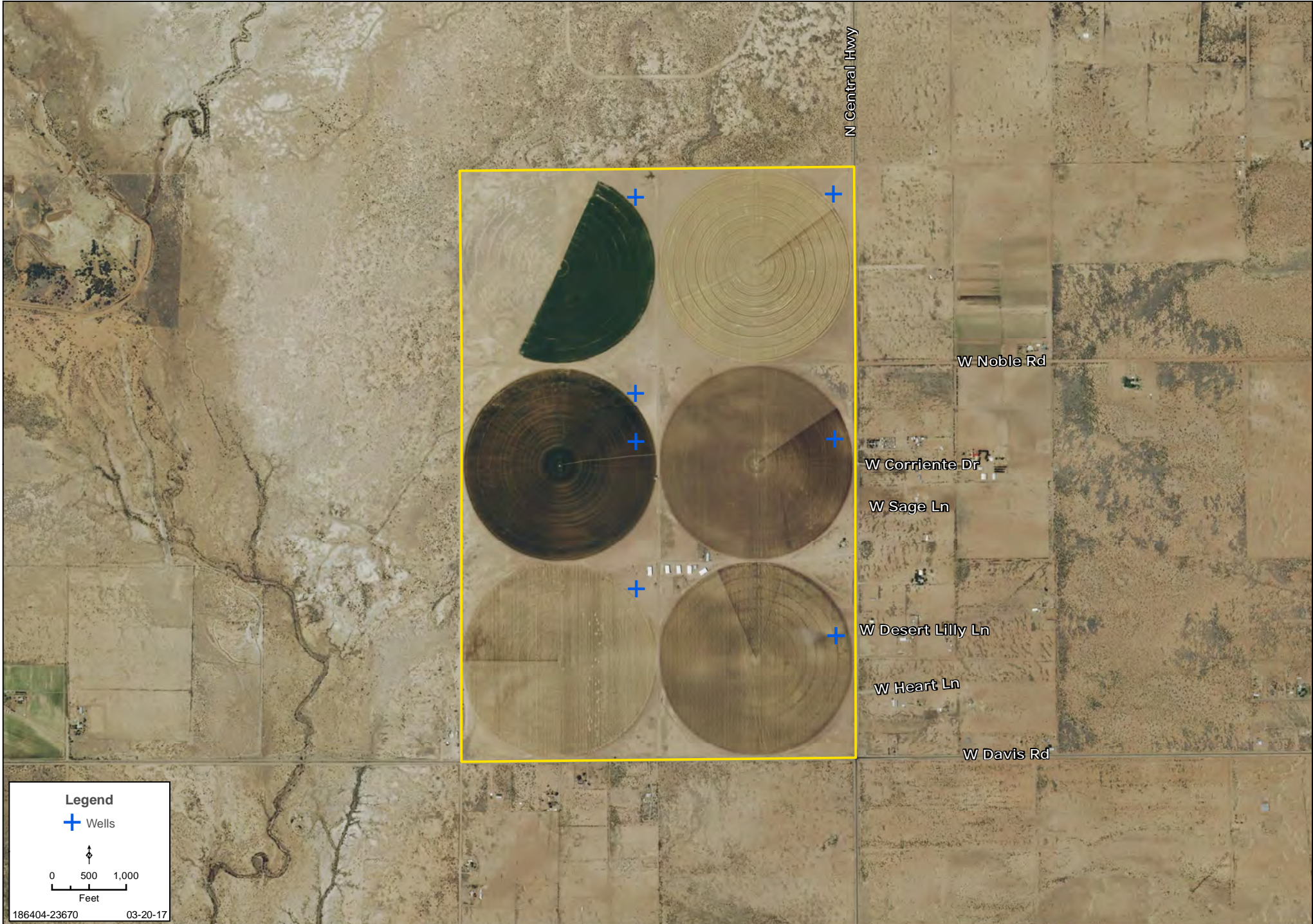


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# WELL MAP

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# WHITEWATER DRAW FARM PROPERTY PHOTOS



- 1,750 SF residence
- 5,200 SF Quonset shop
- 2,500 SF Storage barn
- 5 open sided hay barns all at 5,000 SF
- 6 zimmatic pivot sprinklers
- 3 electric 125hp wells
- 3 natural gas powered wells

